

128 Cardiff Road

Llandaff | Cardiff | CF5 2AB

Luxury Apartments | Guide Price £495,000



[mgy.co.uk](https://mgy.co.uk)

3 | 3 | 3 | 1

Sales • Land & New Homes • Rentals • Property Management • Valuation & Surveys • Commercial

## PROPERTY DESCRIPTION

MGY are pleased to offer for sale two luxury apartments of approximately 1500sq.ft. in the sought after location of Llandaff. The apartments are situated in an imposing Victorian residence where the current owners have lived for twenty years and will retain the ground floor for their own pleasure. The apartments will offer feature high ceilings, spacious rooms including three double bedrooms and plenty of light with views from all aspects. High specification throughout with each bedroom having its own en-suite. Large South facing gardens. Two private allocated parking spaces. Fibre broadband. Gas central heating. Private entrance off Howells Crescent/Palace Road. Expected completion Spring 2020.

- **Tenure** Leasehold
- **Council Tax Band**
- **Floor Area (approx.)** 1,540 sq. ft.
- **Viewing Arrangements**  
Strictly by Appointment

### LOCATION

Llandaff is a popular and sought after residential suburb conveniently located for schools | Llandaff Cathedral School and Howells School lie either side of the property which are two of the best schools in Wales | The high street offers shops, cafes, public houses, restaurants and banks, including a commuter railway station and a frequent bus service to and from the City Centre | Excellent surgery, pharmacy and dental practices are close by, as is the University of Wales (Heath Hospital) | The Taff Trail offers parkland walks all the way to Cardiff City Centre.

### ENTRANCE

### DAY ROOM

17' 4" x 12' 4" (5.3m x 3.78m)

### BALCONY

### KITCHEN

18' 6" x 10' 5" (5.64m x 3.2m)

### LIVING ROOM

20' 2" x 19' 5" (6.15m x 5.92m)

### BEDROOM ONE

17' 0" x 15' 8" (5.2m x 4.78m)

### ENSUITE

### BEDROOM TWO

13' 10" x 11' 3" (4.24m x 3.43m)

### ENSUITE

### BEDROOM THREE

10' 2" x 9' 6" (3.12m x 2.9m)

### ENSUITE

### OUTSIDE

### PARKING

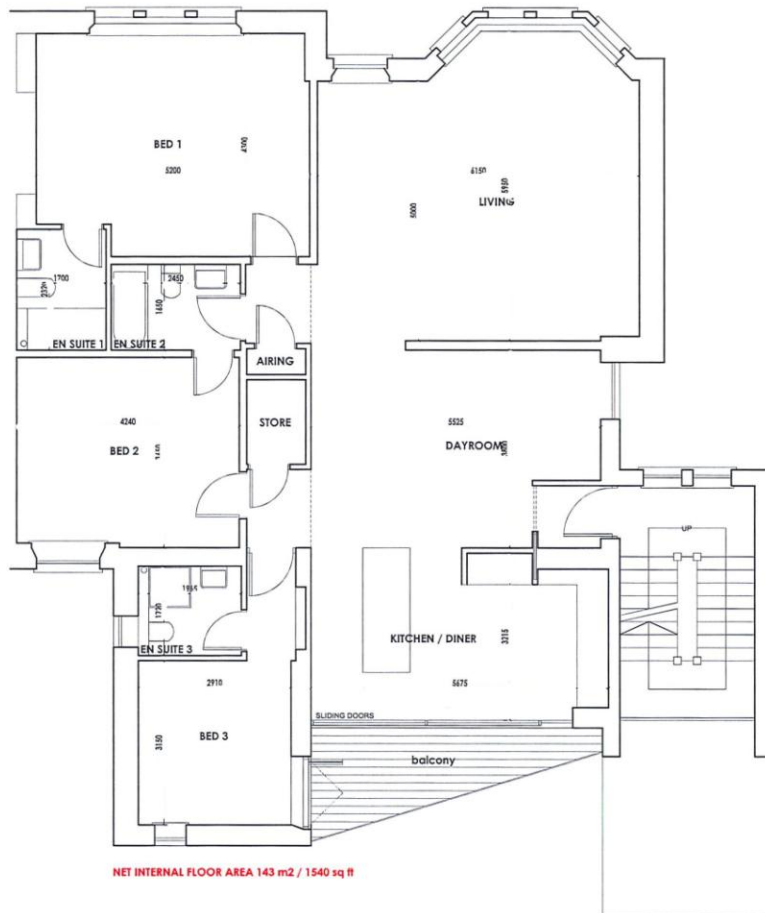
Two private allocated parking spaces per apartment located to the rear, off Howells Crescent.

### ADDITIONAL INFORMATION

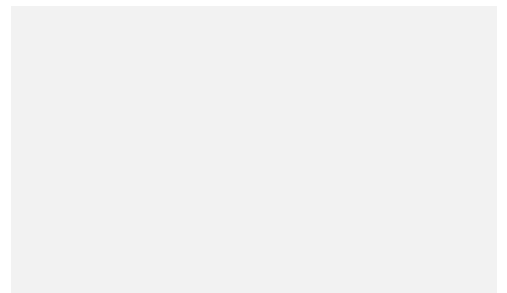
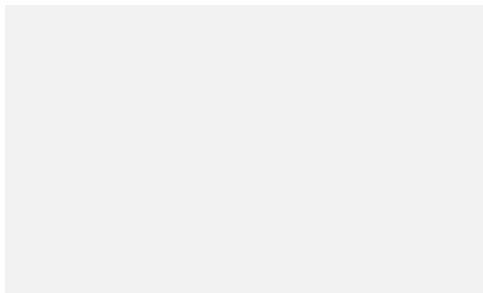
The apartments will be sold with a long lease. Lease term, service charge and ground rent to be confirmed.

mggy.co.uk

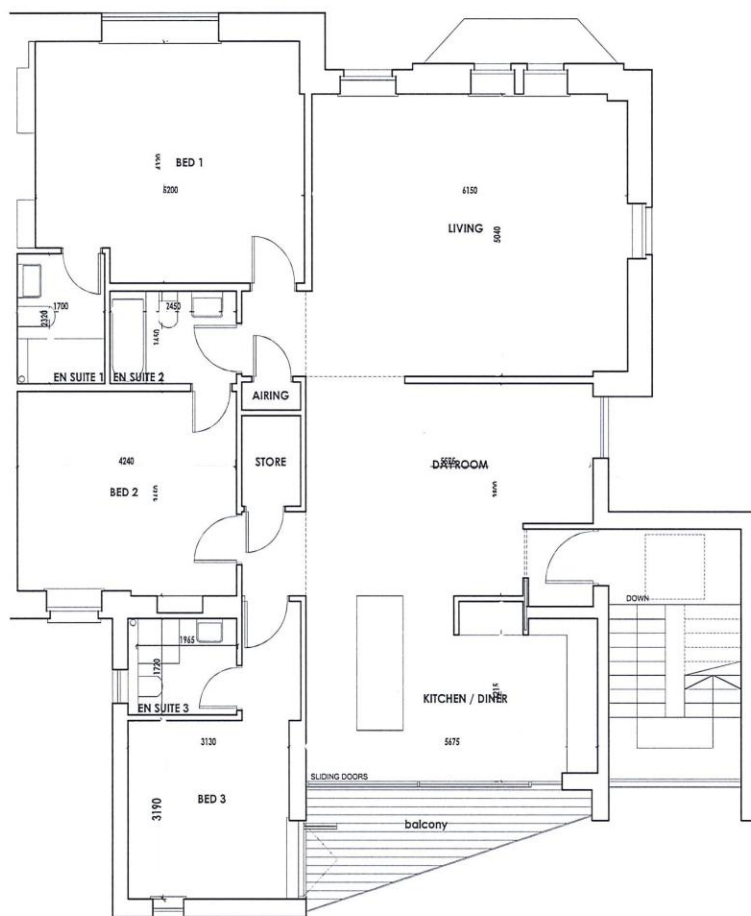
Sales • Land & New Homes • Rentals • Property Management • Valuation & Surveys • Commercial



|                                       |                   |                    |                                                                                                                                  |     |
|---------------------------------------|-------------------|--------------------|----------------------------------------------------------------------------------------------------------------------------------|-----|
| Client<br>MR AND MRS HARRISON         |                   |                    |                                                                                                                                  |     |
| Project<br>128 CARDIFF ROAD, LLANDAFF |                   |                    |                                                                                                                                  |     |
| Title<br><b>FIRST FLOOR APARTMENT</b> |                   |                    |                                                                                                                                  |     |
| Status<br>Sales                       | Date<br>Sept 2019 | Scale<br>1:50 @ A2 | Drawing No.<br><b>41916:21</b>                                                                                                   | Rev |
| ● nigel arnold / architect            |                   |                    | The Studio,<br>2 Penarth Road Lane,<br>Penarth,<br>Vale of Glamorgan, CF44 1BB<br>t: 029 2070 2261<br>e: studio@nigel-arnold.com |     |



# FLOORPLANS



NET INTERNAL FLOOR AREA 143 m<sup>2</sup> / 1540 sq ft

|                                                                                                                                        |                   |                    |                                |     |
|----------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------------|--------------------------------|-----|
| Client<br>MR AND MRS HARRISON                                                                                                          |                   |                    |                                |     |
| Project<br>128 CARDIFF ROAD, LLANDAFF                                                                                                  |                   |                    |                                |     |
| Title<br><b>SECOND FLOOR APARTMENT</b>                                                                                                 |                   |                    |                                |     |
| Status<br>Sales                                                                                                                        | Date<br>Sept 2019 | Scale<br>1:50 @ A2 | Drawing No.<br><b>41916:22</b> | Rev |
| • The Studio<br>• 3 Penarth Road Lane,<br>Penarth<br>• Vale of Glamorgan, CF44 1BB<br>t: 01493 2570 2500<br>e: studio@nigel-arnold.com |                   |                    |                                |     |



**Radyr 029 2084 2124**

6 Station Road, Radyr, Cardiff CF15 8AA

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor any one in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.